

# Van Nuys

First town in the Van Nuys-  
Lankershim 47,000 acres.

## No. D

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## W. P. WHITSETT

SALES MANAGER

319 S. Hill St. Los Angeles

Phones: Broadway 3525 Home F 2369

## **Price List of Lots in Van Nuys Townsite San Fernando Valley**

Dimensions of various lots are shown on plat of said townsite. Where the acreage of lots is shown, same is net.

Lots not listed are not on the market.

Prices subject to change without notice, at the discretion of the management.

### **Schedule of Improvement Discounts.**

Credits or improvement discounts will be allowed to those who build dwelling houses or business buildings, as follows:

A credit will be allowed on the purchase price, equal to one-half the cost of the dwelling or business building built, provided that the credit or discount shall in no case exceed twenty-five per cent of the selling price of the lot on which improvements are erected.

All such buildings for which discounts are granted must be of such exterior design as shall be approved by the Townsite management, and if constructed of wood, must be painted.

All buildings costing \$5,000 or over, for the erection of which a credit or improvement discount is allowed, must be of Moorish, Mission, or Pompeian design, or constructed of tile, brick, cement, concrete or stone, or plastered exterior.

The above discounts to be credited on the deferred payments of the purchase price, no interest charged on the portion of the purchase price so discounted.

In order to secure the above discount, the purchaser must commence building within 30 days after the date of purchase, and prosecute diligently to completion.

The above discounts are limited to 100 dwellings and 25 business buildings. At least two-twenty-five foot lots, or one fifty-foot lot must be left between buildings receiving this bonus.

### **Terms.**

One-fourth cash; one-fourth in six months; one-fourth in twelve months; one-fourth in eighteen months; interest at six per cent on deferred payments from date of purchase.

If the purchaser improves his property by the erection of a dwelling house or business building conforming with restrictions, terms of payment may be changed as follows:

One-fourth cash, one-fourth in one year, one-fourth in two years, one-fourth in three years, with interest at six per cent.

### **Reservations.**

There will be reserved along the rear line of all lots, or in alleys and along, through or under all streets, ways, and alleys, rights of way for pipe lines, pole lines and conduits for the transportation of water, gas, sewage, and electric energy for heat, light, power, telephone, telegraph, and other purposes.

In addition to rights of way reserved for pipe lines and conduits, deeds and other conveyances will be made subject to the conditions of a contract for water and payment therefor, to be entered into with the city of Los Angeles, and subject to any water rights of the City of Los Angeles.



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## Restrictions.

There will be a restriction in conveyances and deeds that there shall be no saloons opened or conducted on any of said lots, with provisions for forfeiture of title in event of violation of such restriction.

All oil rights, minerals, petroleum and kindred substances, and natural gas under or in said lands are specifically reserved, it being the intent of this reservation to prevent the exploration or use of said lands for oil or mineral purposes, and the owners and sellers agree that they will not bore for oil, gas or petroleum on said lands, or mine the same for minerals, nor will they grant to any person or persons permission to mine or bore on said lands at any time.

There will be restrictions governing the character and style and cost of dwellings house and business buildings that may be erected, also restricting business or certain portions of the townsite, restricting other portions for residence purposes only; also restriction as to building lines, with respect to distance back from property lines; also restriction that all buildings with wooden exterior and out-buildings and fences must be painted or stained; also a restriction applying to certain lots in said townsite but not to other portions, that same shall never be sold or leased or owned or occupied by any persons of Chinese, Japanese or African descent. Also restriction as to the nature of business that may be carried on on particular lots, and such other restrictions and conditions as the management of the townsite may consider wise or necessary for the best interests of all concerned, or required in their best judgment for the building of a high class suburban town.

Notice is particularly called to this matter of restriction, and to the fact that detailed outline of the same is on file in the townsite office at 319 South Hill Street, Los Angeles, open for inspection at all times during business hours, and in tending purchasers are requested to inspect the same and make themselves familiar therewith.

## SYNOPSIS OF RESTRICTIONS

The front 80 feet of business lots on Sherman Way from G street south to the Southern Pacific tracks restricted for brick, stone, cement or tile buildings. Business lots on Virginia Street between Bonnie Brae and Figueroa and the rear portion of corner business lots on Sherman Way restricted for business buildings with brick, stone, cement or tile store front, with glass show windows. Business lots on E Street and F street restricted for business buildings with store fronts and glass show windows.

Residence lots on Sherman Way, north of G Street and south of A Street restricted for \$5,000 dwelling, building line 60 feet from Sherman Way, 40 feet from sides on Broadway, 30 feet from other side streets. Corner lots and lot adjoining same on Sherman Way sold together only, and not separately.

Building line on Broadway and Virginia Street and Sixth Street, 40 feet. Restriction \$2,500.

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On all other streets running East and West, except C street and A street, the building line is 30 feet and the restriction \$1,500.

On lots 13 to 18, Block 8; 13 to 18, Block 9; 21 to 28, Block 37; 13 to 18, Block 61; 7 to 12, Block 60, all on C street building line is 30 feet and restriction is \$1,000. All of the above property is restricted against ownership or occupation by persons of Chinese, Japanese or African descent, and against certain specified kinds of business, such as livery stables, ware-houses, manufacturing establishments, etc.

The following property is not restricted as to the nationality of owners, tenants or users thereof, or as to the nature of business which may be transacted therein, except that there is a "No Saloon" restriction on all property in Van Nuys townsite, to-wit:

Lots 19 to 24, Block 8; 1 to 12, and 19 to 30, Block 9; all of Block 12; 13 to 24, Block 13; 5 to 15, Block 33, 21 to 28, Block 32; 3 to 5, Block 35; 5 to 18, Block 36; 13 to 24, Block 56; all of Block 57; all of Block 58; all of Block 59; 1 to 6, Block 60, and 19 to 24, Block 61.

The restriction that property shall be used for residence purposes only, terminates January 1, 1918, and there will be no restrictions as to the character and cost of business buildings that may be erected on various properties after January 1, 1918.

### **Rules and Regulations.**

The within stated prices, terms, conditions, restrictions, reservations, schedule of improvement discounts and manner of subdivision of the townsite map, may be modified, altered, withdrawn, or others added thereto, as circumstances may demand, or in the opinion of the townsite management be required, without notice.

The contracts of sale to be issued by the Title Insurance and Trust Company, contain only statements or promises for which the townsite management will be responsible.

All agents and representatives are requested to see that checks for or on account of the purchase of lots be made payable direct to the Title Insurance and Trust Company, and not to any individuals to be by them indorsed over. All receipts, options, contracts, and other conveyances will be executed by the Title Insurance and Trust Company.

No receipt or other instrument in writing will be executed unless there has been paid at least ten (10) per cent of the purchase price. The balance of twenty-five (25) per cent of the purchase price must be paid within ten (10) days.

The management reserves the right to refuse to sell any of these lands to any person.

A payment of five (5) dollars per lot, per year, for the care of the lot, will be required of all lot owners for a term of years, or until the premises shall be occupied by the purchaser thereof.



# PRICE LIST

Block 3		Lot	Price	Block 9	
(Subdivided into Blocks A, B, C and D.)		10--	\$2550.00	Lot	Price
		11--		1----	\$375.00
		12--		2----	350.00
		13--		3----	350.00
		14--		4----	350.00
Block A		15--		5----	350.00
Lot	Price	16----	450.00	6----	350.00
		21----	450.00	7----	350.00
		22----	450.00	8----	350.00
1----	reserved			9----	350.00
2----	"	Block 4		10----	350.00
4----	"			11----	350.00
5----	"	4----	800.00	12----	350.00
6----	"	5----	800.00	15-16--	1800.00
7----	"	6----	800.00	17-18--	2400.00
8----	"	7----	700.00	19----	350.00
9----	"	8----	700.00	20----	350.00
10----	"	11-14--	4100.00	21----	350.00
11----	"	17----	750.00	22----	350.00
12----	"	18----	750.00	23----	350.00
13----	"	19----	750.00	24----	350.00
14----	"	20----	800.00	25----	350.00
15----	"	21----	800.00	26----	350.00
16----	"	22----	800.00	27----	350.00
17----	"	23----	800.00	28----	350.00
18----	"	24----	1000.00	29----	350.00
19----	"			30----	375.00
20----	"				
20----	"	Block 5		Block 10	
21----	"				
22----	"	2----	700.00	1-2----	3200.00
23----	"	3----	700.00	3-4----	2500.00
24----	"	4----	700.00	5-6----	2450.00
		6----	700.00		
Block B		30----	500.00	Block 11	
		31----	500.00	1-2----	
22--	\$1150.00	32----	500.00	2100.00	
23--		33----	500.00	Block 12	
24--				3----	
Block C		28----	500.00	4----	400.00
		33----	600.00	5----	400.00
1----	450.00	34----	600.00	6----	400.00
3----	400.00	35----	600.00	7----	400.00
4-7--		36----	600.00	8----	400.00
18-21--	3000.00	37----	Church	9----	400.00
13----	400.00			10----	400.00
15--	1050.00	Block 7		11----	400.00
16--		6----	700.00	12----	475.00
17--		7----	700.00	13----	475.00
23----	400.00	18----	700.00	14----	400.00
		19----	700.00	15----	400.00
Block D				16----	400.00
		Block 8		17----	400.00
1--	1250.00			18----	400.00
2--		18----	600.00	19----	400.00
3--		22----	600.00	21----	400.00
4----	450.00	24----	750.00	22----	400.00
				23----	400.00

Block 13		7 R	Block 23		
Lot	Price	8 R	Lot	Price	
3----	\$500.00	10--	1 & 2 together		
4----	500.00	11--		\$2250.00	
5----	500.00	12--	3----	1000.00	
6----	500.00	13--	4----	1000.00	
7----	500.00	14--	5----	1000.00	
9----	475.00	15--	6----	1000.00	
10----	475.00	16 R	7----	1000.00	
11----	475.00	17 R	8----	1000.00	
12----	550.00	19-24--	9----	1000.00	
19----	400.00	Gram-mar School	10----	1000.00	
Block 14		Block 20	11----	1000.00	
Lot	Price	Lot	Price	12----	1000.00
10----	450.00	4----	\$400.00	13----	1000.00
12----	550.00	5----	400.00	14----	1000.00
13----	550.00	6----	400.00	15----	1000.00
14----	450.00	7----	400.00	16----	1000.00
15----	450.00	8----	400.00	17----	1000.00
17----	450.00	9----	400.00	18----	1000.00
18----	500.00	10----	400.00	20----	1000.00
19----	500.00	11----	400.00	21 & 22	2250.00
Block 15		12----	450.00	Block 24	
13----	Pars'n'g	13----	550.00	1 & 2 together	3000.00
Block 16		14----	450.00	5 & 6 together	3000.00
4----	550.00	15----	450.00	13----	550.00
5----	550.00	16----	450.00	Block 25	
6----	550.00	17----	450.00	1 & 2 together	3000.00
7----	550.00	18----	450.00	5 & 6 together	3000.00
8----	500.00	19----	450.00	13----	550.00
9----	500.00	20----	450.00	14----	562.50
10----	500.00	21----	450.00	Block 26	
11----	500.00	22----	450.00	1 & 2 together	2250.00
12----	600.00	23----	450.00	10% of 5,000	must be deposited to assure building.
Block 17		24----	562.50	13----	600.00
14----	500.00	Block 21		14----	600.00
15----	500.00	1----	500.00	Block 27	
16----	500.00	3----	400.00	1----	reserved
17----	500.00	4----	400.00	2-----	"
18----	550.00	5----	400.00	3----	"
19----	550.00	6----	400.00	4----	"
20----	550.00	7----	400.00	5----	"
Block 18		8----	400.00	6----	"
1----	650.00	9----	400.00	13----	650.00
6----	500.00	10----	400.00		
7----	500.00	11----	400.00		
8----	500.00	12----	500.00		
9----	500.00	13----	500.00		
10----	500.00	14----	400.00		
11----	500.00	15----	400.00		
Block 19		16----	400.00		
1-6----	Gram-mar School	17----	400.00		
		18----	400.00		
		19----	400.00		
		20----	400.00		
		21----	400.00		
		22----	400.00		
		23----	400.00		



Block 28		Lot	Price	Block 36	
Lot	Price			Lot	Price
21-----	\$875.00	30-----	\$750.00	2-----	\$2000.00
22-----	700.00	31-----	750.00	12-----	reserved
23-----	700.00	32-----	750.00	13-----	"
24-----	700.00	33-----	750.00	14-----	"
25-----	700.00	34-----	750.00	15-----	"
26-----	700.00	35-----	750.00	16-----	"
27-----	700.00	36-----	750.00	17-----	"
30-----	800.00	37-----	850.00	Block 37	
31-----	800.00	38-----	850.00	8-----	1200.00
32-----	800.00	39-----	850.00	9-----	1200.00
33-----	800.00	40-----	850.00	24-----	525.00
34-----	800.00	41-----	850.00	25-----	525.00
Block 29		43-----	850.00	26-----	525.00
14-----	800.00	44-----	850.00	27-----	525.00
15-----	800.00	Block 31		Block 38	
16-----	800.00	11 & 12 together	4500.00	13-----	850.00
17-----	800.00	13-----	850.00	14-----	850.00
18-----	800.00	14-----	850.00	15-----	850.00
19-----	800.00	15-----	850.00	16-----	850.00
20-----	800.00	16-----	850.00	17-----	850.00
21-----	700.00	17-----	850.00	18-----	850.00
22-----	700.00	18-----	850.00	19-----	850.00
23-----	700.00	19-----	850.00	20-----	850.00
24-----	700.00	20-----	850.00	21-----	750.00
25-----	700.00	21-----	750.00	22-----	750.00
26-----	700.00	22-----	750.00	23-----	750.00
27-----	700.00	23-----	750.00	24-----	750.00
28-----	875.00	24-----	750.00	25-----	750.00
29-----	1100.00	25-----	750.00	26-----	750.00
30-----	900.00	26-----	750.00	27-----	750.00
31-----	900.00	27-----	750.00	28-----	900.00
32-----	900.00	28-----	900.00	Block 39	
33-----	900.00	Block 32		14-----	1000.00
34-----	900.00	9-----	1200.00	18-----	1000.00
35-----	900.00	10-----	1200.00	19-----	1000.00
36-----	900.00	21-----	575.00	20-----	1000.00
37-----	1000.00	22-----	525.00	21-----	900.00
38-----	1000.00	23-----	525.00	23-----	900.00
39-----	1000.00	25-----	525.00	24-----	900.00
40-----	1000.00	26-----	525.00	25-----	900.00
41-----	1000.00	Block 33		26-----	900.00
42-----	1000.00	2-----	2000.00	27-----	900.00
43-----	1000.00	6-----	500.00	28-----	1100.00
Block 30		7-----	500.00	29-----	900.00
14-----	1000.00	10-----	500.00	30-----	750.00
15-----	1000.00	14-----	500.00	31-----	750.00
16-----	1000.00	Block 34		32-----	750.00
17-----	1000.00	1-----	2500.00	33-----	750.00
18-----	1000.00	2-----	2000.00	34-----	750.00
20-----	1000.00	3-----	2000.00	35-----	750.00
21-----	900.00	4-----	2500.00	36-----	750.00
22-----	900.00	5-7-----	3200.00	37-----	850.00
23-----	900.00			38-----	850.00
24-----	900.00			39-----	850.00
25-----	900.00			40-----	850.00
26-----	900.00			41-----	850.00
27-----	900.00			42-----	850.00
28-----	1100.00				
29-----	900.00				

Block 40		Block 43		Lot	Price
Lot	Price	Lot	Price		
15----	\$800.00			19----	\$400.00
16----	800.00	1 & 2 together		20----	400.00
17----	800.00		\$3000.00	21----	400.00
18----	800.00			Block 49	
19----	800.00	Block 44		10----	400.00
20----	800.00			Block 50	
21----	700.00	1 & 2 together	2250.00		
22----	700.00			10--	} High
23----	700.00	10% of 5000.00		11--	
24----	700.00	must be deposit-		12--	
25----	700.00	ed to assure		13--	} School
26----	700.00	building.		14--	
27----	700.00	5 & 6 together	3000.00	15--	
28----	875.00			16----	500.00
29----	1100.00	Block 45		Block 51	
30----	900.00				
31----	900.00	1 & 2 together	3000.00	10----	550.00
32----	900.00			12----	600.00
33----	900.00	3-----	1200.00	Block 52	
34----	900.00	5 & 6 together	3000.00		
35----	900.00			12----	600.00
36----	900.00	12-----	450.00	19----	600.00
37----	1000.00	13-----	550.00	Block 54	
38----	1000.00	Block 46			
39----	1000.00			13----	Par's'ge
40----	1000.00	1 & 2 together	2250.00	18----	500.00
41----	1000.00			Block 55	
Block 41		3-----	1000.00		
6----	Depot	4-----	1000.00	13----	550.00
7----	"	5-----	1000.00	15----	450.00
8----	"	6-----	1000.00	16----	450.00
9----	"	7-----	1000.00	18----	500.00
10----	"	8-----	1000.00	22----	500.00
11----	"	9-----	1000.00	Block 56	
12----	"	10-----	1000.00		
21----	700.00	11-----	1000.00	2-----	450.00
22----	700.00	12-----	1000.00	3-----	450.00
23----	700.00	13-----	1000.00	4-----	450.00
24----	700.00	14-----	1000.00	5-----	450.00
25----	700.00	15-----	1000.00	7-----	450.00
26----	700.00	16-----	1000.00	8-----	425.00
27----	700.00	17-----	1000.00	9-----	425.00
28----	Depot	18-----	1000.00	10-----	425.00
29----	"	Block 48		17-----	400.00
30----	"			Block 57	
31----	"	1-----	500.00		
32----	"	2-----	400.00	2-----	400.00
33----	"	3-----	400.00	5-----	400.00
34----	"	4-----	400.00	6-----	400.00
35----	"	5-----	400.00	7-----	400.00
36----	"	6-----	400.00	8-----	400.00
Block 42		7-----	400.00	9-----	400.00
		8-----	400.00	10-----	400.00
1-----	reserved	9-----	400.00	11-----	400.00
2-----	"	10-----	400.00	12-----	475.00
3-----	"	11-----	400.00	13-----	475.00
4-----	"	14-----	400.00	14-----	400.00
5-----	"	15-----	400.00		
17-----	House	16-----	400.00		
	3000.00	17-----	400.00		
		18-----	400.00		



Lot	Price	Block 61		17--	} High School
15----	\$400.00	Lot	Price	18--	
16----	400.00	18----	\$600.00	19--	
17----	400.00	19----	600.00	20--	
18----	400.00	20----	600.00	21--	
18----	400.00	21----	600.00	22--	
19----	400.00	22----	600.00	23--	
20----	400.00			24--	
21----	400.00	Block 63		Block F	
22----	400.00	33----	600.00	Lot	Price
23----	400.00	35----	600.00	11----	\$400.00
		36----	600.00	12----	450.00
		37----	Church	14----	400.00
Block 58		Block 65		Block G	
1----	650.00	6----	800.00	6-10--	
2----	550.00	10----	700.00	15-19--	3750.00
3----	550.00	11-14--	4100.00	12----	450.00
4----	500.00	15----	700.00	13----	450.00
5----	500.00	16----	700.00	14----	400.00
6----	550.00	17----	750.00		
		18----	750.00	Block H	
		19----	750.00	2-6--	
Block 59		20----	800.00	19-23--	3875.00
1----	550.00	21----	800.00	7----	450.00
2----	450.00	22----	800.00	17----	450.00
3----	450.00	Block 66		24----	500.00
4----	450.00	Subdivided into		Block 70	
5----	450.00	Blocks E, F,		1-2----	2100.00
6----	400.00	G and H.		3-4----	1700.00
7----	400.00	Block E		5-6----	1800.00
8----	400.00	1--	} High School	Block 71	
9----	350.00	2--		1----	2500.00
10----	350.00	3--		2----	2000.00
11----	350.00	4--		3----	2000.00
12----	450.00	5--		4----	2500.00
Block 60		6--		5-7----	3200.00
4----	1000.00	7--			
5-6----	2000.00	8--			
8----	900.00	9--			
11-12--	2400.00	10--		1200.00	
		11--			

N. B. All lots in Blocks 35, 58 and 59, Van Nuys, restricted as follows:

Lots in said blocks shall not be occupied, sold or used for residences, livery stables, restaurants, hotels or lodging houses.

Where two numbers appear together, price and building discounts apply on lots inclusive.

WHT. MS. 0662 (DUPLICATE)